

CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 12.17.2012

RE: Z#061-12

Case Information:

Case:	Z#061112
Applicant:	Windsong Properties, LLC
Parcels:	92N04 029, 92N04 030 and 92N04 031
Area:	±4.71 Acres
Location:	Rope Mill Rd and Rusk Street (Garden Street)
Property Owner(s):	Windsong Properties, LLC
Current Zoning:	DT-MRA

Applicant's Request:

To amend condition number three of Z#051-10 to allow American Pillar to be substituted for Kriptomeria in regard to the common property line privacy buffer..

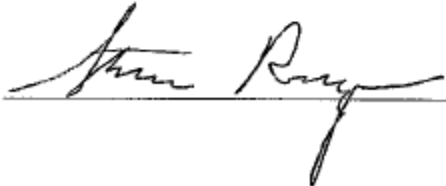
Background:

At the request of the abutting property owners, Phillip and Christine Blight, a condition was added to rezoning case Z#031-07 requiring a species specific privacy buffer to be planted along their common property line. This condition was carried through subsequent rezoning cases

Z#038-07 and Z#51-10 as follows;

EXHIBIT "B"
Conditions of Zoning

1. Applicant agrees to dedicate improved right of way for the north and south road running south from Rusk Street to the adjoining property(ies) on the south property line as shown on the site plan approved by City Council on September 27th, 2010.
2. All utilities (existing and new) are required to be placed underground with any exception to be determined by staff.
3. Applicant agrees to a three (3) foot buffer adjacent to Parcel #92N04 032 (the Blights property) planted with kriptomeria (a minimum of 8 feet in height) and ligustrum (at least 10 gallon in size).
4. Applicant agrees to sign Conditions of Zoning.
5. Applicant agrees that a sign will be placed at the end of Market Street that reads "Future Connection to Market Street."

Approval by Applicant:  Date: 10/18/10

Surrounding Land Uses:

NORTH:	DT-MRA
EAST:	DT- GC
WEST:	DT-MRA
SOUTH:	DT-MRA & DT-CBD

Staff Analysis:

The Blights have agreed to the substitute plant species (see email from Windsong signed by Blights)

Current Zoning Map:





Development Process Committee Recommendation:

On December 12, 2012 the Development Process Committee unanimously voted to recommend approval of the applicants request to amend condition #3 of Z#051-10 as follows:

Strike Existing Condition #3 –

Applicant agrees to a three(3) foot buffer adjacent to Parcel #92N04 032 (the Blights Property) planted with kriptomeria (a minimum of 8 feet in height) and ligustrum (at least 10 gallon in size).

Replace with New Condition #3 –

Applicant agrees to a three (3) foot buffer adjacent to Parcel #92N04 032 (the Blights Property) planted with american pillar (a minimum of 8 feet in height) and ligustrum (at least 10 gallon in size) or a similarly planted buffer agreed to by the owners as of the date of this action of Parcel #92NO4 032.